



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, April 8, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Friday, April 8, 2011, at 10:00 a.m. in Room 112, State  
Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday, April 8, 2011**

**10:00 a.m.**

**Room 112**

State Capitol

Sacramento, California

<b>I.</b>	Roll Call		
<b>II.</b>	Approval of minutes from the March 11, 2011 meeting		
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## CONSENT ITEMS

### CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW GLENDALE COURTHOUSE (REALTOR SITE)  
LOS ANGELES COUNTY  
AOC Facility Number 19-H2, DGS Parcel Number 10714

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Judicial Council of California  
Administrative Office of the Courts  
New Glendale Courthouse (Realtor Site)  
Los Angeles County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection for the construction of a parking garage that would adjoin the new 8-courtroom Glendale courthouse. The new courthouse is for use by the Superior Court of California for judicial, administrative, and related purposes, and the parking structure would provide secure parking for judicial officers, staff and visitors in approximately 240 spaces. The proposed site would be acquired from the Glendale Association of Realtors and is approximately 0.3 acres. Located in the City of Glendale approximately 1 mile from the 134 Freeway and 1.5 miles from Interstate 5, the proposed site is presently improved with a surface parking lot and an office building.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on December 14, 2009, and \$16,764,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$123,948,000	total authorized project cost
\$123,948,000	total estimated project cost
\$ 2,456,000	project costs previously allocated: acquisition
\$121,492,000	project costs to be allocated: \$14,308,000 acquisition, \$4,934,000 preliminary plans, \$6,606,000 working drawings, and \$95,644,000 construction (\$84,853,000 contract, \$4,243,000 contingency, \$1,620,000 A&E, and \$4,928,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Project Schedule

Close of escrow	November 2011
Approval of preliminary plans	July 2012
Complete working drawings	May 2013
Start construction	August 2013
Complete construction	September 2015

### Condition of Properties

In February 2011, staff from Department of General Services (DGS) visited the proposed site. The proposed site is currently occupied by a three story office building and associated parking areas. Land use in the area consists of commercial and residential properties. City Hall, the Civic Center, and the Glendale Post Office are all within the vicinity. The site visit entailed a tour of the surrounding property including a review of the proposed site for apparent conditions that could adversely affect the development of the property. DGS staff finds that based on the age of the buildings, light ballasts may contain Polychlorinated Biphenyl. During the site visit, DGS recognized no evidence of environmental concerns.

A Phase 1 Environmental Site Assessment was completed in December 2010. Based on the historical document review, the proposed site was used as a machine shop on the northern portion of the site from at least 1925 through 1970. The Environmental Site Assessment recommends a subsurface investigation to assess possible impacts from the historical use as a machine shop. DGS staff agrees with this recommendation. There is no further evidence of recognized environmental concerns.

#### Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- The Realtor site is situated in the City of Glendale's Downtown Specific Plan (DSP) area. If this site proceeds to the acquisition phase, the City of Glendale's Downtown Specific Plan will be requested to waive any restriction and control rights it may have or any other implementing document for the courthouse project.
- Relocation assistance may be required for the Realtor site.
- There are no historic or implied dedication issues associated with this site.
- This is the third site selection that the Administrative Office of the Courts has brought to the Board. The first two sites (Crown and Honda sites) were approved in December 2010. The Crown site is no longer available for purchase because the City of Glendale negotiated a development agreement with the seller that enables the City of Glendale to build a revenue producing project.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW DELANO COURTHOUSE (LEXINGTON AND WOOLLOMES)  
KERN COUNTY  
AOC Facility Number 15-L1, DGS Parcel Number 10698

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Judicial Council of California  
Administrative Office of the Courts  
New Delano Courthouse (Lexington and Woollomes)  
Kern County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection for the construction of a new 3-courtroom, 40,000 square foot facility in Kern County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and surface parking for staff and visitors. The proposed site is part of a larger parcel of approximately 12.5 acres of vacant land. The proposed site for the new courthouse is 3.4 acres and will be carved out from the Lexington and Woollomes site. The proposed site is located just off Highway 99 in the southern portion of City of Delano.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on November 16, 2009, and \$1,620,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$41,924,000	total authorized project cost
\$41,924,000	total estimated project cost
\$ 871,000	project costs previously allocated: acquisition
\$41,053,000	project costs to be allocated: \$749,000 acquisition, \$1,892,000 preliminary plans, \$2,533,000 working drawings, and \$35,879,000 construction (\$31,730,000 contract, \$1,586,000 contingency, \$621,000 A&E, and \$1,942,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Condition of Property

In January 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The topography of the proposed site is generally flat. The proposed site's shape is rectangular and groundcover includes grass. All necessary offsite improvements for commercial uses, including asphalt paved roadways, curbs, gutters, and sidewalks, are installed. The site visit entailed a tour of the surrounding property, including a review of the subject property for apparent conditions that could adversely affect the safety of the property, and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in other parties. DGS finds that the proposed site did not contain any apparent hazards to health and safety or any adverse restrictions for site development. However, the adjacent railroad along the west boundary of the site may present an environmental concern. Prior to acquisition, DGS recommends investigating this section of the track to determine whether or not it has impacted the environmental integrity of the proposed site.

### Project Schedule

Close of escrow	December 2011
Approve preliminary plans	May 2012
Complete working drawings	December 2012
Start construction	June 2013
Complete construction	January 2015

### Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- There are no historic, relocation or implied dedication issues associated with this site.
- Further investigation of the adjacent railroad along the west boundary of the site shall be conducted during the acquisition phase to determine any potential environmental concerns.
- The Lexington and Woollomes site is situated in a redevelopment agency (RDA) plan area. If this proposed site proceeds to the acquisition phase, the redevelopment agency will be requested to waive any restriction and control rights it may have under the redevelopment plan or any other implementing document for the state courthouse project.

**Staff Recommendation:     Authorize site selection.**



## CONSENT ITEMS

### CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW DELANO COURTHOUSE (RDA SITE)  
KERN COUNTY

AOC Facility Number 15-L1, DGS Parcel Number 10697

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Judicial Council of California  
Administrative Office of the Courts  
New Delano Courthouse (RDA)  
Kern County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope** The requested action would authorize site selection for the construction of a new 3-courtroom, 40,000 square foot facility in Kern County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and surface parking for staff and visitors. The proposed site will include a portion of a larger parcel of approximately 6.46 acres of vacant land owned by the City of Delano Redevelopment Agency (RDA). Approximately 3.5 acres will be carved out from the RDA site for the courthouse project. The proposed site is located just off Highway 99 between 9<sup>th</sup> Avenue and 11<sup>th</sup> Avenue in the City of Delano.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on November 16, 2009, and \$1,620,000 was included for land acquisition costs per Sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$41,924,000	total authorized project cost
\$41,924,000	total estimated project cost
\$ 871,000	project costs previously allocated: acquisition
\$41,053,000	project costs to be allocated: \$749,000 acquisition, \$1,892,000 preliminary plans, \$2,533,000 working drawings, and \$35,879,000 construction (\$31,730,000 contract, \$1,586,000 contingency, \$621,000 A&E, and \$1,942,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Condition of Property

In January, 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The topography of the proposed site is generally flat. The proposed site's shape is rectangular and ground cover is nonexistent, just bared earth. Onsite improvements include wooden power poles aligned adjacent to the paved alleyway located in the middle of the block. All necessary offsite improvements for commercial uses, including asphalt paved roadways, curbs, gutters, and sidewalks, are installed. The site visit entailed a tour of the surrounding property including a review of the subject property for apparent conditions that could adversely affect the safety of the property, and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the Court. DGS finds that the proposed site did not contain any apparent hazards to health and safety or any adverse restrictions for site development. However, the adjacent gasoline dispensing station located south of the subject property may present an environmental concern. DGS recommends investigating this potential environmental concern to determine whether or not it has impacted the environmental integrity of the site.

### Project Schedule

Close of escrow	December 2011
Approve preliminary plans	May 2012
Complete working drawings	December 2012
Start construction	June 2013
Complete construction	January 2015

Other:

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal.
- There are no historic, relocation or implied dedication issues associated with this site.
- Further investigation of the gasoline dispensing station located south of the site shall be conducted during the acquisition phase to determine any potential environmental concerns.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW LOS BANOS COURTHOUSE (GATEWAY DEVELOPMENT SITE)  
MERCED COUNTY  
AOC Facility Number 24-G1, DGS Parcel Number 10716

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Judicial Council of California  
Administrative Office of the Courts  
New Los Banos Courthouse (Gateway Development Site)  
Merced County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The project provides for the site acquisition of land for the construction of a new two courtroom, 30,000 square foot courthouse with secure parking for judicial officers and staff and surface parking located at the southwest corner of G Street and North Mercey Springs Road, in the City of Los Banos, Merced County. This 4.5 acre site would be carved out from a larger 17 acre parcel. The site is presently improved with paved surface parking, driveway and abandoned concrete slab foundation.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on November 16, 2009, and \$1,727,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$32,597,000	total authorized project cost
\$32,597,000	total estimated project cost
\$ 753,000	project costs previously allocated: acquisition
\$31,844,000	project costs to be allocated: \$974,000 acquisition, \$1,474,000 preliminary plans, \$1,974,000 working drawings, and \$27,422,000 construction (\$24,252,000 contract, \$1,213,000 contingency, \$484,000 A&E, and \$1,473,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Project Schedule

Close of escrow	November 2011
Approve preliminary plans	May 2012
Complete working drawings	December 2012
Start construction	March 2013
Complete construction	March 2014

### Condition of Property

In February 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The proposed site is an abandoned logistics/warehouse yard. The proposed site is relatively flat and presently improved with paved surface parking, driveway, and abandoned concrete slab foundation, with chain linked fencing securing the area. The proposed site's surrounding land use includes light industrial and retail service. The City of Los Banos' "Rail to Trails" linear park runs along the south side of the property. The proposed site has street accessibility and utility infrastructure. Aside from the improvements located on the property, and debris piles located on the concrete slab foundation, and based on surface observations of the property, DGS did not observe any indication of immediate presence of apparent hazards to the health and safety of the property.

#### Other

- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in the DGS approved appraisal.
- There are no historic issues, relocation or implied dedication involved with this project.
- The larger parcel, of which the subject is a portion, is encumbered by numerous exceptions to title, as disclosed in the preliminary title report. The post-site selection due diligence will determine if any of these exceptions adversely impact the market value or intended use of the subject property.
- The legal description for a 2 acre portion of the site excepts out mineral rights lying below a depth of 500 feet. The legal description for the remaining portion of the site excepts mineral rights without surface entry rights. A waiver of the minerals rights to a depth of 500 feet must be obtained during the post-site selection due diligence phase.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW LOS BANOS COURTHOUSE (MERCED COMMUNITY COLLEGE SITE)  
MERCED COUNTY

AOC Facility Number 24-G1, DGS Parcel Number 10721

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Judicial Council of California  
Administrative Office of the Courts  
New Los Banos Courthouse (Merced Community College Site)  
Merced County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The project provides for the site acquisition of land for the construction of a new two courtroom, 30,000 square foot courthouse with secure parking for judicial officers and staff and surface parking lot located along the east side of South Mercey Springs Road, between Scripps Drive and Berkeley Street, in the City of Los Banos, Merced County. This 4.8 acre site is a proposed carve-out from a larger parcel and is presently improved with a surface parking lot and some abandoned modular buildings.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on November 16, 2009, and \$1,727,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$32,597,000	total authorized project cost
\$32,597,000	total estimated project cost
\$ 753,000	project costs previously allocated: acquisition
\$31,844,000	project costs to be allocated: \$974,000 acquisition, \$1,474,000 preliminary plans, \$1,974,000 working drawings, and \$27,422,000 construction (\$24,252,000 contract, \$1,213,000 contingency, \$484,000 A&E, and \$1,473,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Project Schedule

Close of escrow	November 2011
Approve preliminary plans	May 2012
Complete working drawings	December 2012
Start construction	March 2013
Complete construction	March 2014

### Condition of Property

In February 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The site is an abandoned community college campus located next to an existing City park. The proposed site is relatively flat and presently improved with a paved surface parking lot, abandoned modular buildings on raised foundations, and landscaping. Chain linked fencing secures the campus. The proposed site's surrounding land use includes single-family residences and a skilled nursing facility located south across Berkeley Drive. The proposed site has street accessibility and utility infrastructure. A transit bus stop is located on the property. Aside from the improvements located on the property, and based on surface observations of the property, DGS did not observe any indication of immediate presence of apparent hazards to the health and safety of the property.

### Other

- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in DGS approved appraisals.
- There are no historic issues, relocation or implied dedication involved with this project.

**Staff Recommendation: Authorize site selection.**



## CONSENT ITEMS

### CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW NEVADA CITY COURTHOUSE (CEMENT HILL)  
NEVADA COUNTY  
AOC Facility Number 29-C1, DGS Parcel Number 10720

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Judicial Council of California  
Administrative Office of the Courts  
New Nevada City Courthouse (Cement Hill)  
Nevada County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection for the construction of a new 6-courtroom, 84,000 square foot facility in Nevada County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and surface parking for staff and visitors. Approximately 4.0 acres would be carved out from a larger 7.7 acre parcel for this project. The site is located at the northwest corner of Cement Hill Road and Highway 49 in Nevada City, adjacent to the Nevada County Jail site.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on May 17, 2010, and \$26,334,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$107,933,000	total authorized project cost
\$107,933,000	total estimated project cost
\$ 5,259,000	project costs previously allocated: acquisition
\$102,674,000	project costs to be allocated: \$21,075,000 acquisition, \$3,739,000 preliminary plans, \$5,006,000 working drawings, and \$72,854,000 construction (\$64,660,000 contract, \$3,233,000 contingency, \$1,227,000 A&E, and \$3,734,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Condition of Property

In February 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. Except for the residence and graveled driveway located on that one parcel, the proposed site is generally undeveloped, hilly with heavy vegetation in parts and a few relatively flat open areas, including a creek and roadside drainage ditch along Highway 49. The residential structure appears in good condition and constructed in the 1970s. One 100-gallon propane tank associated with the residence was located on the parcel. No supply wells or septic tanks were observed on the site.

A Phase I Environmental Site Assessment (ESA) was prepared in December 2010. The ESA reported no recognized environmental concerns or data gaps. However, the ESA identified three items of concern in connection with the subject property.

- 1) An evaluation for presence of asbestos containing materials and lead based paints prior to any construction project that includes alteration, modification, and demolishing to the structure. The Administrative Office of the Courts should have disturbed materials tested for proper handling and disposal.
- 2) Naturally occurring asbestos is commonly found in soils weathered from serpentine bedrock that underlie the property and surrounding area. In the event that site work on the property includes excavation, grading, or other ground surface disturbances, measures should be implemented to control dust and be protective of human health and the environment.
- 3) The subject property is located within area which is known for historic hydraulic and lode mining operations. As a result, elevated metal concentrations have been documented in regional soils and could be present in site soils. The report recommends soil sampling for these constituents prior to intrusive work.

### Project Schedule

Close of escrow	May 2012
Approve preliminary plans	January 2013
Complete working drawing	October 2013
Start construction	January 2014
Complete construction	January 2016

### Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- The Phase I ESA notes the potential presence of asbestos containing materials and lead based paints, naturally occurring asbestos, and potential elevated metal concentrations in the soil. The Administrative Office of the Courts should have disturbed materials tested for proper handling and disposal as well as a soil sampling.
- There are no historic or implied dedication issues associated with this site.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—7

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW NEVADA CITY COURTHOUSE (FOREST SERVICE)  
NEVADA COUNTY

AOC Facility Number 29-C1, DGS Parcel Number 10719

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Judicial Council of California  
Administrative Office of the Courts  
New Nevada City Courthouse (Forest Service)  
Nevada County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection for the construction of a new 6-courtroom, 84,000 square foot facility in Nevada County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and surface parking for staff and visitors. The Forest Service site is approximately 4.2 acres and is presently improved with a 39,100 square foot office building and a surface parking lot with 200 parking spaces. The proposed site, located at the northwest corner of Cement Hill Road and Highway 49 in Nevada City and adjacent to the Nevada County Jail, is owned by a private party and leased to the United States General Services Administration for use as the Tahoe Forest Service Supervisor's office. The lease commenced in 1985 and expires September 30, 2013, and contains two options to renew, the first of which must be exercised before June 30, 2013.

### Funding and Cost Verification

**This project is within cost.** This project was authorized by the Board on May 17, 2010, and \$26,334,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$107,933,000	total authorized project cost
\$107,933,000	total estimated project cost
\$ 5,259,000	project costs previously allocated: acquisition
\$102,674,000	project costs to be allocated: \$21,075,000 acquisition, \$3,739,000 preliminary plans, \$5,006,000 working drawings, and \$72,854,000 construction (\$64,660,000 contract, \$3,233,000 contingency, \$1,227,000 A&E, and \$3,734,000 other project costs)

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Condition of Property

In February 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject property known as Forest Service District Office Site. The proposed site is developed with an approximate 20,000 square foot office building that is occupied by the US Forest Service, a standalone public restroom facility, two paved parking lots, landscaped areas, a fenced area containing government owned vehicles, a storage unit, and a pad-mounted shed. The proposed site has street accessibility and utility infrastructure. The proposed site visit entailed a tour of the property for apparent conditions that could adversely impact the habitability or safety of the property. While snow (less than a foot) covered the ground, general surface observations of the proposed site did not indicate any immediate presence of apparent hazards to the health and safety of the proposed site.

In December 2010, a Phase I Environmental Site Assessment (ESA) was prepared. The ESA reported a former gasoline underground storage tank (UST) that was removed in the early 1980s. The UST is as a recognized environmental concern because no additional details were ascertained regarding tank specifics, circumstances under which the tank was removed, or whether or not an appropriate regulatory agency was involved during its removal. However, the ESA states that the former UST is not currently impacting the property. The ESA identified three items of concern in connection with the subject property.

- 1) An evaluation for presence of asbestos containing materials and lead based paints prior to any construction project that includes alteration, modification, and demolishing to structures. The Administrative Office of the Courts should have disturbed materials tested for proper handling and disposal.

- 2) Naturally occurring asbestos is commonly found in soils weathered from serpentine bedrock that underlie the property and surrounding area. In the event that site work on the property includes excavation, grading, or other ground surface disturbances, measures should be implemented to control dust and be protective of human health and the environment.
- 3) The subject property is located within area which is known for historic hydraulic and lode mining operations. As a result, elevated metal concentrations have been documented in regional soils and could be present in site soils. The ESA recommends soil sampling for these constituents prior to intrusive work.

#### Project Schedule

Close of escrow	May 2012
Approve preliminary plans	January 2013
Complete working drawing	October 2013
Start construction	January 2014
Complete construction	January 2016

#### Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- The Phase I ESA notes the potential presence of asbestos containing materials and lead based paints, naturally occurring asbestos, and potential elevated metal concentrations in the soil. The Administrative Office of the Courts should have disturbed materials tested for proper handling and disposal as well as a soil sampling.
- There are no historic or implied dedication issues associated with this site.
- Relocation assistance may be required.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—8

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SANTA ROSA CRIMINAL COURTHOUSE (NORTHPOINT SITE)  
SONOMA COUNTY

AOC Facility Number 49-H1, DGS Parcel Number 10709

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (9)*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Judicial Council of California  
Administrative Office of the Courts  
New Santa Rosa Criminal Courthouse (Northpoint Site)  
Sonoma County

#### Action Requested

**If approved, the requested action would authorize site selection.**

#### Scope Description

**This project is within scope.** The requested action would authorize site selection for the construction of a new 15-courtroom, 174,000 square foot facility in Sonoma County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and surface parking for staff and visitors. The proposed site is approximately 7.6 acres of unimproved vacant land and is located in the Northpoint Corporate Center business park south of Mercury Way and north of Apollo Way in the City of Santa Rosa, Sonoma County.

### Funding and Cost Verification

**This project is within cost.** Sections 70371.5 and 70371.7 of the Government Code, Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(12) provides \$9,074,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

### CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

### Condition of Property

In January 2011, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The proposed site is graded flat and covered with grassland. The proposed site has street accessibility and utility infrastructure. A Sonoma County Transit bus stop is located on Corporate Center Parkway. The site visit entailed a tour of the real property for apparent conditions that could adversely impact the habitability or safety of the property. Based on surface observations of the property, DGS did not observe any indication of immediate presence of apparent hazards to the health and safety of the proposed site. The proposed site is located within two miles of the Santa Rosa Air Center. The Department of Transportation will need to inspect the property prior to the Administrative Office of the Courts requesting approval of acquisition.

Consultation with the City Planning Department indicated that the proposed site lies within a potential habitat zone for the California Tiger Salamander, a threatened species recognized by the California Department of Fish and Game (DFG), which may require the highest level of environmental review. DGS recommends consultation with the DFG for determining the project's impact level and possible mitigation strategies for complete assessment of any adverse restrictions for site development.

### Project Schedule

Close of escrow	January 2012
Approve preliminary plans	December 2012
Complete working drawings	December 2013
Start construction	March 2014
Complete construction	March 2016

### Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California (Council).
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- Since the proposed site is located within two miles of the Santa Rosa Air Center, prior to site acquisition submittal, pursuant to section 21655 of the Public Utilities Code of California, the Department of Transportation will need to inspect the property and report back any restrictions or recommendations they have regarding the state purchase of the site.



- The subject site is located in the Northpoint Corporate Center Business Park Association. If this site proceeds to the acquisition phase, the Business Park Association will be requested to waive any restriction and control rights it may have under the Association or any other implementing document for the state courthouse project.
- The Council is aware of the fact that the subject site may lie within or near a designated “critical habitat” for the California Tiger Salamander, a threatened species recognized by DFG and the United States Fish and Wildlife Service. The owner of the site has indicated that a full and comprehensive EIR was done on the entire business park and a clean declaration of “no affect” was received related to the Tiger Salamander issue; however, the identified habitat areas may have recently changed. The Council plans to hire a biologist who will consult with DFG and the United States Fish and Wildlife Service and will investigate a mitigation plan, if necessary.
- This is the second of two site selections for this property to be brought before the Board. The first site was approved for site selection by the Board on February 16, 2010.
- There are no historic, relocation or implied dedication issues associated with this site.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—9

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW YUBA CITY COURTHOUSE  
SUTTER COUNTY

AOC Facility Number 51-C1, DGS Parcel Number 10609

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(10)*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—9

Judicial Council of California  
Administrative Office of the Courts  
New Yuba City Courthouse  
Sutter County

#### Action Requested

**If approved, the requested action would authorize acquisition.**

#### Scope Description

**This project is within scope.** This request will authorize the acquisition of approximately 4.1 acres of real property in the City of Yuba City, Sutter County to construct a new 7-courtroom, 79,000 square foot facility with secure parking for judicial officers and staff and surface parking. The project will replace and consolidate operations at two functionally and physically deficient facilities, and will address security and overcrowding issues currently facing the court. This site is located off of a main boulevard in Yuba City in an area designated for government and commercial development. This site is part of a larger site consisting of 18 acres of undeveloped land located at the southeast corner of Civic Center Boulevard and Veterans Memorial Circle intersection. The site is adjacent to the County jail and several public offices are situated in close proximity to the subject property.

### Funding and Cost Verification

**This project is within cost.** Sections 70371.5 and 70371.7 of the Government Code, Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301- 3138 (10) provides \$1,059,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

\$72,757,000	total authorized project cost
\$72,757,000	total estimated project cost
\$ 724,000	project costs previously allocated: acquisition
\$72,033,000	project costs to be allocated: \$335,000 acquisition, 3,484,000 preliminary plans, \$4,617,000 working drawings, and \$63,597,000 construction (\$55,983,000 contract, \$2,799,000 contingency, \$1,161,000 A&E, and \$3,654,000 other project costs)

### CEQA

A Categorical Exemption was filed with the State Clearinghouse on December 24, 2009, and the 30-day statutes of limitation period expired on January 23, 2010, without challenge.

### Project Schedule

Close of escrow	May 2011
Approve preliminary plans	November 2011
Complete working drawings	September 2012
Complete construction	July 2014

### Condition of Property

In October 2009, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the proposed site. The general land use of the area is characterized by commercial and municipal offices. The topography of the surrounding area is generally level with a slight slope toward the south. The property is comprised of a vacant, undeveloped lot with an approximately one-acre asphalt paved parking area with planters containing shrubs and grass, and asphalt paved one-lane service road with signage limiting access to City/County vehicles. DGS staff finds that the subject property did not contain any apparent hazards to health and safety or any adverse restrictions for site development.

In September 2009, a Phase I Environmental Site Assessment (ESA) was completed in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The Phase I ESA reports no indication of recognized environmental conditions visually observed on the property. However, based on environmental agencies database review, the report recommends that a characterization of soils at the property be determined because of an open case involving a gasoline leaking underground storage tank located adjacent to the south of the property at 1077 Civic Center Boulevard.

In October 2010, a limited Phase II ESA for the subject was completed. The Phase II ESA reported no significant environmental impacts detected in any of the soil or groundwater samples collected from the site. Based on the laboratory report from the soil and groundwater sampling conducted during this Phase II ESA, it appears that the leaking underground storage tank case located off site has not impacted soil or groundwater beneath the proposed courthouse site. Therefore, no additional sampling, property investigation, or additional site visit is recommended.

### Other

- Funding for this project was contingent upon the SB1732 transfer of responsibility of Sutter Courthouse East and Sutter Courthouse West to the state. The transfer of responsibility from Sutter County to the state for both facilities occurred on December 31, 2008.
- The Board approved this project for site selection on November 16, 2009.
- The proposed site is vacant and undeveloped.
- The proposed site meets the size, location, and compatibility requirements of the Council.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The proposed site will be acquired in exchange for the state's equity interest in the existing Sutter Courthouse East facility plus monetary consideration. The purchase and exchange price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The Property Acquisition Agreement does not include the state's standard environmental indemnification language. However, based on the DGS staff's site visit, review of the Phase I and Phase II ESAs; it does not appear that there are any environmental conditions which would present exceptional risk to the state. It should be noted that the lack of standard indemnification language does not relieve the seller or prior owners of liability under existing law.
- The state has agreed to grant an easement to Sutter County (County) for continued access through a proposed driveway located within a strip of land along the southern boundary line of the property. The new driveway is a necessity of the project to allow for public access to the courthouse from Civic Center Blvd., access to secure parking, trash, equipment and jail transportation to the courthouse as well as to provide needed security to the property. The easement granted will be solely for the purpose of ingress and egress and will allow the County and the general public access to the County jail, car storage area, parking lot, and future County building located adjacent to the property.

**Staff Recommendation:     Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—10

**CALIFORNIA HIGHWAY PATROL (2720)  
ENHANCED RADIO SYSTEM REPLACE TOWERS AND VAULTS – PHASE 1  
VARIOUS COUNTIES**

*Authority: Chapter 1 Statutes of 2009, Third Extraordinary Session, Item 2720-301-0044(1)  
as amended by Chapter 1 Statutes of 2009, Fourth Extraordinary Session and as  
partially reverted by the Budget Act of 2010  
Chapter 712, Statutes of 2010, Items 2720-301-0044(1)*

**Consider**

- a. recognizing a scope change
- b. approving a reversion of project savings

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—10

Department of California Highway Patrol (CHP)  
CHP Enhanced Radio System Replace Towers and Vaults - Phase 1  
Various Counties

Action Requested

**If approved, the requested action would recognize a scope change and approve a reversion of project savings.**

Scope Description

**This project is not within scope.** This project consists of fifteen sites that include the construction of a self-supporting radio tower, foundation and associated support structure - including an equipment vault at most sites—as well as the extension of underground utilities and the demolition and removal of the existing tower. Each tower shall be built to meet essential services seismic standards, withstand winds of 100 mph, and have a 50-year serviceable life.

The CHP requests a scope change to remove seven of the tower sites; Carson Caples, Happy Camp, Leviathan Peak, Pluto Mountain, Spirit Mountain, Tassajara Peak and Toro Mountain. These projects are no longer required, as CHP has signed leases for space on other entities' towers. The remaining eight sites are Anderson Peak, Black Mountain, Dibble Hill, Gunsight Peak, Hamaker Mountain, Sacramento Mountain, Slater Butte and Soda Ridge.

On March 7, 2011, Finance notified the chairs of the Joint Legislative Budget Committee, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend approval of this scope change no sooner than 20 days from that date. The 20-day legislative review period for this project has expired without adverse comment.

#### Funding and Cost Verification

**This project is within cost.** The Budget Act of 2009 provides \$6.3 million Motor Vehicle Account (MVA) for the preliminary plans and working drawings for tower and vault replacements. The Budget Act of 2010 provides an additional \$26.2 million MVA for construction and reverted \$208,000 MVA in design savings associated with a May 2010 scope change that replaced two sites. The 2011 Governor's Budget proposes an additional \$200,000 MVA for acquisition.

If approved, the scope change will result in savings of \$16.8 million, which consists of \$1.7 million for preliminary plans, \$1.3 million for working drawings and \$13.8 million for construction. In addition to the amounts to be reverted, there is an estimated surplus of \$787,000 for four continuing sites: Hamaker Mountain, Gunsight Peak, Slater Butte, and Soda Ridge.

\$32,500,000	total authorized project costs
\$14,893,000	total estimated project costs
\$ 2,452,000	project costs previously allocated: \$1,776,000 preliminary plans and \$676,000 working drawings
\$12,441,000	project costs to be allocated: \$200,000 acquisition, \$663,000 working drawings, and \$11,578,000 construction (\$8,944,000 contract, \$447,000 contingency, \$807,000 A&E, and \$1,380,000 other project costs)
\$16,820,000	to be reverted: \$1,734,000 preliminary plans, \$1,277,000 working drawings, and \$13,809,000 construction
\$ 787,000	estimated construction surplus

#### CEQA

CEQA was not completed for the seven sites to be removed from project scope.

#### Real Estate Due Diligence

Due diligence was not started for the seven sites to be removed from project scope.

#### Project Schedule (remaining sites)

Approve preliminary plans	May 2010
Complete working drawings	February 2011
Start construction	June 2011
Complete construction	August 2013

**Staff Recommendation: Approve scope change and reversion of project savings.**

## CONSENT ITEMS

### CONSENT ITEM—11

**CALIFORNIA HIGHWAY PATROL (2720)  
SANTA FE SPRINGS REPLACEMENT FACILITY  
LOS ANGELES COUNTY**

*Authority: Chapters 38 and 39, Statutes of 2005, Item 2720-301-0044(2)  
Chapters 171 and 172, Statutes of 2007, Item 2720-301-0044(1.5) as reappropriated  
by the Budget Act of 2010  
Chapter 712, Statutes of 2010, Item 2720-301-0044(4)*

**Consider:**

- a. recognizing a scope change
- b. approving preliminary plans

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—11

California Highway Patrol  
Santa Fe Springs Replacement Facility  
Los Angeles County

Action Requested

**If approved, the requested action would recognize a scope change and approve preliminary plans.**

Scope Description

**This project is not within scope.** The approved scope for this project describes the acquisition of approximately three acres on which to construct a 22,500 square foot (sf) essential services office which includes a 400 sf area for telecommunication and a 2,200 sf emergency generator/storage building, fencing, a fuel island, radio tower and parking. While included in the cost, the scope did not include space for an auto service building. In addition, this scope did not reflect staff growth of over 20 percent since the project was started in 2005. In addition, there have been changes to laws and programs that have led to the need for increased space for a variety of reasons including evidence storage, ADA compliant locker space, file retention and updated training facilities.

The revised scope for this facility totals 30,654 sf of building structures, including 4,131 sf for the auto service building, 24,748 sf for the main office building, 875 sf for the generator and radio equipment building, and 900 sf for a secured volatile equipment building. The non-building components of this project remain the same.

On March 14, 2011, Finance notified the chairs of the Joint Legislative Budget Committee, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend approval of this scope change no sooner than 20 days from that date. The 20-day legislative review period for this project has expired without adverse comment.

#### Funding and Cost Verification

**This project is within cost.** In addition to the Budget Act authorities above, Executive Order Number C 08/09-21 was signed to augment the acquisition phase by \$69,000. Because of a favorable construction market, the amount currently budgeted for construction is sufficient to implement this scope change and there is an estimated surplus to the construction phase of \$204,000. This surplus will be addressed after bids have been received.

\$27,444,000	total authorized project costs
\$27,240,000	total estimated project costs
\$ 7,869,000	previously allocated: \$5,600,000 acquisition, \$943,000 preliminary plans, and \$1,326,000 working drawings.
\$19,371,000	project costs to be allocated: construction (\$16,105,000 contract, \$805,000 contingency, \$1,137,000 A&E, \$1,274,000 other project cost, and \$50,000 agency retained)
\$ 204,000	estimated construction surplus

#### CEQA

The Notice of Determination was filed with the State Clearinghouse on January 22, 2009, and the 30-day statutes of limitation period expired on February 21, 2009, without adverse comment.

#### Real Estate Due Diligence

Due diligence is not complete as the site acquisition process is ongoing. The Department of General Services is anticipating acquisition to be completed next month. This project cannot proceed beyond working drawing until the site is acquired and due diligence completed with no significant issues outstanding.

#### Project Schedule

Close of escrow	May 2011
Approve preliminary plans	April 2011
Approve working drawings	February 2012
Start construction	June 2012
Complete construction	February 2014

**Staff Recommendation:**     **Recognize a scope change and approve preliminary plans.**



## CONSENT ITEMS

### CONSENT ITEM—12

DEPARTMENT OF MOTOR VEHICLES (2740)  
STOCKTON FIELD OFFICE RECONFIGURATION  
SAN JOAQUIN COUNTY

*Authority: Chapters 171 and 172, Statutes of 2007, Item 2740-301-0044 (4.5)  
Chapters 268 and 269, Statutes of 2008, Item 2740-301-0044 (1)  
Chapter 712, Statutes of 2010, Item 2740-301-0044(4)  
Section 14673 of the Government Code*

**Consider authorizing a transfer of jurisdiction from the Board to Department of Motor Vehicles**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—12

Department of Motor Vehicles  
Stockton Field Office Reconfiguration  
San Joaquin County

Action Requested

**If approved, the requested action would authorize the Transfer of Jurisdiction from the Board to the Department of Motor Vehicles (DMV).**

Scope Description

**The project is within scope.** The project provides for the reconfiguration of the existing 7,000 sf DMV field office to a driver safety office. Additional work includes replacement of the HVAC, plumbing, roofing, electrical, communication and security systems, installation of vehicle control measures, sustainable and energy conserving functionality, Americans with Disabilities Act modifications, signage, and hazardous materials abatement.

### Funding and Cost Verification

**This project is within cost.** Total project cost is estimated to be \$4,114,000. The Budget Acts of 2007 and 2008 authorized \$619,000 for the preliminary plans and working drawings phases of this project and the Budget Act of 2010 provided \$3,495,000 for the construction phase of this project.

\$4,114,000	total authorized project cost
\$4,114,000	total estimated project cost
\$ 619,000	project costs previously allocated: \$309,000 preliminary plans and \$310,000 working drawings
\$3,495,000	project costs to be allocated: construction (\$2,367,000 contract, \$166,000 contingency, \$431,000 A&E, \$361,000 other project costs, and \$170,000 agency retained)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 12, 2009, and the 35-day statutes of limitation period expired on March 19, 2009, without challenge.

### Real Estate Due Diligence

The Department of General Services completed a Summary or Conditions memo for the project on February 8, 2011. In researching the title report it was observed that in 1962, jurisdiction was transferred from the precursor to the Department of Mental Health/Developmental Services to the Board for the purpose of constructing a DMV field office. This facility was completed in 1963 and is now in the process of being reconfigured as described above. Jurisdiction has remained with the Board rather than being transferred to the department that would operate the facility. This agenda item, if approved, would authorize the transfer of jurisdiction from the Board to the DMV. There are no other significant issues identified.

### Project Schedule

Complete transfer of jurisdiction	April 2011
Approve preliminary plans	June 2009
Complete working drawings	April 2011
Start construction	October 2011
Complete construction	October 2012

**Staff Recommendation:     Authorize transfer of jurisdiction.**

## CONSENT ITEMS

### CONSENT ITEM—13

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
SOLANO COUNTY

*Authority: Sections 15819.40(c) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—

Department of Corrections and Rehabilitation  
California Medical Facility  
Enhanced Outpatient Program Treatment and Office Space  
Solano County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** This project will design and construct a new three story building adjacent to the existing Enhanced Outpatient Program (EOP) housing. This new mental health building will not include any new housing, but will provide adequate treatment and office space to support the 658 existing EOP beds at the California Medical Facility (CMF). This project is part of the supplemental mental health bed plan approved by the *Coleman* court in August 2007, and the activation schedule for this project was approved by the *Coleman* court on June 18, 2009.

### Funding and Cost Verification

**This project is within cost.** On May 8, 2009, the Board took an action allocating \$45,770,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate completed in association with completion of preliminary plans identified an \$11,886,000 decrease in project costs. Consequently, on July 12, 2010, the Board took an action recognizing this decrease and a revised total estimated project cost of \$33,884,000. Subsequent to this action a new project cost estimate was completed in association with award of the construction contract that identified an additional \$9,677,000 decrease in project costs. This action will recognize this decrease and a revised total estimated project cost of \$24,207,000.

\$33,884,000      total authorized project cost

\$24,207,000      total estimated project cost

\$33,884,000      project costs previously allocated: \$2,465,000 preliminary plans, \$2,326,000 working drawings, and \$29,093,000 construction (\$19,666,000 contract, \$983,000 contingency, \$2,176,000 A&E, \$3,327,000 other project costs, and \$2,941,000 agency retained items)

\$ 9,677,000      project cost decrease: \$64,000 preliminary plans, \$268,000 working drawings, and \$9,345,000 construction (\$7,278,000 contract, \$364,000 contingency, \$212,000 A&E, \$832,000 other project costs, and \$659,000 agency retained items)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 5, 2009, and the 35-day statutes of limitation period expired on September 9, 2009, without challenge.

### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on May 25, 2010, and it is noted that no significant issues were identified.

### Project Schedule

Approve preliminary plans	July 2010
Complete working drawings	December 2010
Start construction	March 2011
Complete construction	January 2013

**Staff Recommendation:      Recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—14

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
ESTRELLA CORRECTIONAL FACILITY  
INFILL PROJECT  
SAN LUIS OBISPO COUNTY

*Authority: Sections 15819.40(a) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider:**

- a. approving preliminary plans
- b. recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—14

Department of Corrections and Rehabilitation  
Estrella Correctional Facility, Infill Project  
San Luis Obispo County

Action Requested

**If approved, the requested action would approve preliminary plans and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will convert the existing El Paso de Robles Youth Correctional Facility into the Estrella Correctional Facility (ECF), a Level II facility with design capacity for 630 adult male inmates. The ECF will be a fully autonomous facility, including inmate housing, rehabilitation programs, health care services, support services, and facility administration. Inmate housing will include dormitory space for 490 inmates, 40 cells in the Cambria Living Unit, and 100 cells in a 270 housing unit, resulting in total design capacity for 630 inmates. However, based on an evaluation of existing housing units and program space, the CDCR has determined the appropriate occupancy capacity for this facility will be 1,000 inmates. This project includes renovation of existing buildings and construction of several new buildings, as well as site and infrastructure improvements.

In addition to being a part of the CDCR's infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate mental health care as required by the *Coleman* Court. The CDCR's long term mental health plan includes establishing 150 Enhanced Outpatient Program (EOP) and 40 Administrative Segregation Unit EOP beds at the ECF. This project is necessary to establish those beds.

#### Funding and Cost Verification

**This project is within cost.** On June 14, 2010, the Board took an action allocating \$111,420,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for infill projects to complete design and construction for this project. A new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$110,432,000, which is a decrease of \$988,000. This action will recognize these revised project costs as detailed below.

\$111,420,000	total authorized project cost
\$110,432,000	total estimated project cost
\$111,420,000	project costs previously allocated: \$265,000 study, \$6,151,000 preliminary plans, \$5,771,000 working drawings, and \$99,233,000 construction (\$79,119,000 contract, \$5,538,000 contingency, \$4,460,000 A&E, \$7,024,000 other project costs, and \$3,092,000 agency retained items)
\$ 988,000	project cost decrease: \$1,218,000 preliminary plans, an increase of \$474,000 working drawings, \$244,000 construction (\$12,789,000 contract, \$895,000 contingency, \$704,000 A&E, \$506,000 other project costs, and an increase of \$14,650,000 agency retained items)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on December 29, 2010, and the 30 day statutes of limitation period expired on January 28, 2011, without challenge.

#### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on March 15, 2011, and no significant issues were identified.

#### Project Schedule

Approve preliminary plans	April 2011
Complete working drawings	July 2011
Start construction	October 2011
Complete construction	October 2012

**Staff Recommendation:**     **Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—15

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA STATE PRISON, SACRAMENTO  
PSYCHIATRIC SERVICES UNIT TREATMENT AND OFFICE SPACE  
SACRAMENTO COUNTY

*Authority: Sections 15819.40(c) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider:**

- a. approving preliminary plans
- b. recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—15

Department of Corrections and Rehabilitation  
California State Prison, Sacramento  
Psychiatric Services Unit Treatment and Office Space  
Sacramento County

Action Requested

**If approved, the requested action would approve preliminary plans and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will design and construct a new approximately 22,158 square foot, single story building adjacent to existing housing. This building will include two distinct sections separated by a hardened interior wall. One section will be the inmate-patient treatment area and the second section will be a staff only area that provides appropriate office and administrative space for program staff and clinicians. This new mental health building will not include any new housing, but will provide adequate treatment and office space to support the Psychiatric Services Unit (PSU) inmates that will be placed in the existing adjacent housing unit. Consistent with the court-ordered activation schedule for this project, it is anticipated construction will begin in December 2011, and be completed in March 2013.

The inmate-patient treatment portion of the building will contain one-on-one noncontact treatment rooms, group treatment rooms, a recreation therapy room, a classroom, an Interdisciplinary Treatment Team room, a charting area, an inmate-patient waiting area, a custody officer station, inmate and staff restrooms, and a storage room. The staff only portion of the building will provide private offices, semi-private work stations, a conference room, a file room, a lockable copy/mail room, a staff break room, restrooms, a janitor's closet, a telecommunications/data room, an electrical room, and a mechanical room. This project also includes a new parking lot with approximately 50 staff parking spaces.

#### Funding and Cost Verification

**This project is within cost.** On February 16, 2010, the Board took an action allocating \$18,145,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$19,337,000, which is an increase of \$1,192,000. This action will recognize these revised project costs as detailed below.

\$18,145,000	total authorized project cost
\$19,337,000	total estimated project cost
\$18,145,000	project costs previously allocated: \$1,153,000 preliminary plans, \$1,073,000 working drawings, and \$15,919,000 construction (\$11,976,000 contract, \$599,000 contingency, \$713,000 A&E, \$922,000 other project costs, and \$1,709,000 agency retained items)
\$ 1,192,000	project cost increase: decrease of \$15,000 working drawings and an increase of \$1,207,000 construction (\$946,000 contract, \$47,000 contingency, \$21,000 A&E, and \$193,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on November 16, 2010, and the 30 day statutes of limitation period expired on December 16, 2010, without challenge.

#### Real Estate Due Diligence

#### Project Schedule

Approve preliminary plans	April 2011
Complete working drawings	September 2011
Start construction	December 2011
Complete construction	March 2013

**Staff Recommendation:**     **Approve preliminary plans and recognize revised project costs.**



## ACTION ITEMS

### ACTION ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW REDDING COURTHOUSE (OREGON/YUBA SITE)  
SHASTA COUNTY  
AOC Facility Number 45-E1, DGS Parcel Number 10642

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,  
Item 0250-301-3138 (8)*

**Consider acknowledging the site selected in May 2010 is necessary for the New Redding Courthouse project in Shasta County and that one or more of the required parcels will have to be acquired through the exercise of eminent domain.**

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Judicial Council of California  
Administrative Office of the Courts  
New Redding Courthouse (Oregon/Yuba Site)

Action Requested

**If the staff recommendation is approved by the Board, it would acknowledge the Oregon/Yuba site selected in May 2010 is the preferred site for the New Redding Courthouse project.**

Scope Description

The project will construct a new 14 courtroom, 173,000 square foot facility and associated improvements for use by the Superior Court of California for judicial, administrative, and related purposes.

### Background

This project was authorized in the 2009 Budget Act (acquisition funding included). The Administrative Office of the Courts (AOC) received site selection approval in May 2010 for the Oregon/Yuba site, which consists of six parcels owned by the County and five parcels owned by private parties. In July 2010, the AOC received site selection approval for an alternate site (Ballfield/Gravel site).

In September 2010, the AOC entered into a Memorandum of Understanding with the Redding Redevelopment Agency (Redding RDA) to have the Redding RDA obtain "rights to acquire" the five private parcels that make up the Oregon/Yuba site. The Redding RDA made offers to the private owners. As of January 2011, two of the private owners were not receptive to providing "acquisition rights" to the Redding RDA as they did not agree with the value of the land indicated in the Department of General Services (DGS) approved appraisals. To date, one of the unwilling sellers has provided the AOC with an outside appraisal. However, this appraisal was rejected by DGS because the appraiser used only the sales approach and out of date comparable sales data (May 2006 to July 2009). The other unwilling seller has not provided AOC with additional appraisal information. The MOU provided that if the Redding RDA was not able to secure acquisition rights to all five of the privately owned parcels the AOC and the Redding RDA would meet and discuss a future course of action.

Staff has recently learned that the Redding RDA has adopted Resolutions of Necessity and has either initiated or is prepared to initiate Eminent Domain proceedings against the two unwilling sellers and is apparently doing so on behalf of the AOC on the basis that the Oregon/Yuba site is necessary for the state courthouse project to proceed. At the time this information came to light, it was unclear that the Oregon/Yuba site was "necessary" for the Redding Courthouse project as the Board had site selected an alternative site and staff was unaware what other site search activities that AOC had done in the area. Additionally, it is highly unusual for a local entity to condemn private property for a state project. Given the unusual situation, staff wanted to update the Board as to the current status of acquisition activities and receive direction. In circumstances where condemnation of real property is required for a state project to proceed, the Board is authorized to be (and has been) the condemning authority. The Governor's 2011-12 Budget proposed the elimination of all redevelopment agencies. If this proposal is enacted, the completion of the eminent domain proceedings by the redevelopment agency could be abandoned or severely delayed. This course of action could increase the risk to the state project to timely acquiring all parcels on the Oregon/Yuba site.

### AOC's Justification that the Oregon/Yuba site is Necessary

The AOC initially conducted a site search throughout the Redding and Anderson areas in Shasta County. There were originally 18 sites reviewed by the AOC, which were narrowed down to 7. The AOC subsequently looked at an additional 12 sites. AOC's program requirements for a courthouse site require accessibility for the public, existing infrastructure, available public transportation, compatible land use with the existing area, a minimum site size to accommodate parking, support from the local community and court and proximity to other governmental users.

In its review of the 30 sites, the AOC determined that 21 failed to meet its minimum program requirements. Many were several miles from the current justice center; lacked public transportation; had poor access that would require major arterial modifications; were incompatible with surrounding land use (i.e. industrial area); or required significant construction of infrastructure elements. The remaining nine potential sites were then eventually narrowed down to four finalists based on the following components: (1) project requirements (size, location, desirability, neighborhood character, public transit features, schedule and willingness of the owner to sell (availability); (2) technical requirements (physical elements of the site) and, (3) economic factors, such as asking price, costs of required improvements to local infrastructure; potential on-going costs, and economic incentives. These four were as follows (1) 1525 Court Street, Redding (Oregon/Yuba site); (2) 413 North

Market, Redding (3) 3650 Rancho Road, Redding; and (4) 900 Parkview, Redding (Ballfield/Gravel site). Sites 2 through 4 were rejected by the AOC for the following reasons:

- 413 North Market, Redding: This site has floodplain issues as Sulphur Creek runs through the site. It is located on a high volume, State Highway 273, which would require modifications and mitigating signalization to provide access to the courthouse. It is located in an incompatible area of mainly small commercial and apartment houses. In addition it has minimal public transportation and is located 1-1/2 miles from the existing Justice Center.
- 3650 Rancho Road, Redding: This site is remote, almost 6 miles from the existing Justice Center, in a planned industrial area near the airport. This site lacked public transportation and would require unknown improvements to the existing access roads. This site lacked any local community support.
- The Ballfield/Gravel site: This site has features which made it a viable option and was site selected by the Board as an alternative to the preferred Oregon/Yuba site. Modifications to the existing roadway infrastructure would be required to handle daytime traffic in order to provide access to the site. This site is a heavily used recreation facility in the area and is generally occupied into the early evening hours during the spring, summer and fall. It was also anticipated the relocation of this facility would lead to considerable objections from the community and local governmental officials.

The Oregon/Yuba site meets the program requirements for a courthouse site as it is in the downtown area and across the street from the existing courthouse. The site consists of an entire city block, approximately 1.95 acres. The architect has conducted test fits for the site and it is sufficient in size to easily accommodate several alternative layouts. It would appear the AOC made an acceptable effort to review and analyze a number of viable sites that could potentially meet its programmatic requirements and, based on that review has concluded the Oregon/Yuba site is the best possible site that meets its criteria. By building the courthouse on Oregon/Yuba site, the court will have continued use of the existing courthouse parking lot, eliminating the need to build a parking lot for the new courthouse.

In addition, the acquisition of the County parcels that comprise part of the Oregon/Yuba site allows the AOC to exchange its equity value in the existing courthouse to the offset the purchase price. The Oregon/Yuba site is in an existing and well recognized governmental center and compatible with existing land uses. Existing infrastructure is in and minor modifications will have to be made to the roadway system.

**Staff Recommendation:**      **Acknowledge the Oregon/Yuba site selected in May 2010 is the preferred site for the New Redding Courthouse project.**

**OTHER BUSINESS**

**NONE**

**REPORTABLES**

**To be presented at the meeting.**